153.0	0011	0001.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	914,700 /	914,700
					USE VALUE:	914,700 /	914,700
					ASSESSED:	914,700 /	914,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
102		EASTERN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SIORAS ERIC & ELAINE
Owner 2:	
Owner 3:	
Street 1:	102 EASTERN AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,461 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1936, having primarily Aluminum Exterior and 2383 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6461.000	423,000	600	491,100	914,700
Total Card	0.148	423,000	600	491,100	914,700
Total Parcel	0.148	423,000	600	491,100	914,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 383.86 | /Parcel: 383.8

Legal Description

User Acct

102365

GIS Ref

GIS Ref

Insp Date

04/19/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 153.0-0011-0001.A

!12077!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	423,000	600	6,461.	491,100	914,700	914,700	Year End Roll	12/18/2019
2019	101	FV	319,300	600	6,461.	460,400	780,300	780,300	Year End Roll	1/3/2019
2018	101	FV	319,300	0	6,461.	380,600	699,900	699,900	Year End Roll	12/20/2017
2017	101	FV	319,300	0	6,461.	349,900	669,200	669,200	Year End Roll	1/3/2017
2016	101	FV	319,300	0	6,461.	319,200	638,500	638,500	Year End	1/4/2016
2015	101	FV	311,700	0	6,461.	313,100	624,800	624,800	Year End Roll	12/11/2014
2014	101	FV	311,700	0	6,461.	291,000	602,700	602,700	Year End Roll	12/16/2013
2013	101	FV	311,700	0	6,461.	276,800	588,500	588,500		12/13/2012

PRINT

Date	Time
12/11/20	02:11:38

LAST REV

Date	Time
05/07/18	09:32:33
apro	
12077	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	14688-522		8/1/1982		85,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/3/2016	223	Solar Pa	2,059					
4/23/2009	262	Siding	6,000					

ACTIVITY INFORMATION

Date	Result	By	Name
4/19/2018	MEAS&NOTICE	HS	Hanne S
4/3/2009	Inspected	189	PATRIOT
2/24/2009	Measured	372	PATRIOT
4/18/2000	Measured	263	PATRIOT
6/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	102365
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6461		Sq. Ft.	Site		0	80.	0.95	9									491,062						491,100	

Total AC/HA: 0.14832 | Total SF/SM: 6461 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 491,062 | Spl Credit | Total: 491,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.18353653
Const Adj.:	0.98990101
Adj $ / SQ:	146.448
Other Features:	106318
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	519646
Depreciation:	96654
Depreciated Total:	422992

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1					HB 1		

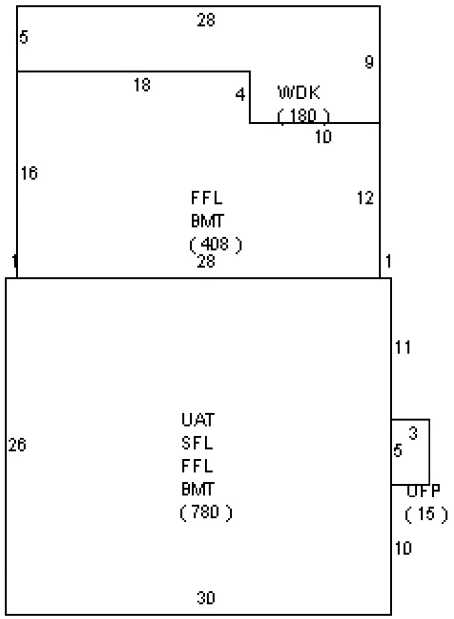
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	161.09
Special Features:	0	Val/Su Net:	119.29
Final Total:	423000	Val/Su SzAd	214.94

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,188	52.500	62,372
FFL	First Floor	1,188	146.450	173,980
SFL	Second Floor	780	146.450	114,229
UAT	Upper Attic	195	65.610	12,794
WDK	Deck	180	11.440	2,059
OFP	Open Porch	15	43.560	653

Net Sketched Area:	3,546			Total:	366,087
Size Ad	1968	Gross Are	4131	FinArea	2383

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	
UAT	100	FLA	30	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

153.0-0011-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X12	A	AV	2000	4.85	T	15.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600